

PLANNING DIVISION

ADDITIONAL ANIMALS PERMIT

EVALUATION FORM & DECISION

DATE OF PERMIT ISSUANCE: August 23, 2011

LAND USE ACTION FILE NO.: LUA11-019, AAP

PROJECT NAME: Patrick Additional Animals Permit

PROJECT MANAGER: Jennifer Henning, Planning Manager

OWNER/APPLICANT: Mike & Beth Patrick
758 Queen Avenue NE
Renton, WA 98056

PROJECT LOCATION: 758 Queen Avenue NE

DATE OF EXPIRATION: August 23, 2012

PROJECT DESCRIPTION: The applicants request an Additional Animals Permit to allow the keeping of 2 fixed feral cats (in garage) plus 3 English bulldogs (in house). The permit is needed in order to exceed the number of allowed household pets on a 5,400 square foot lot within the Residential-8 zoning designation. Per City Code, an Additional Animals Permit [RMC 4-9-100] is required to allow for the extra animals beyond those permitted by the Code. The Code permits 3 household pets without an Additional Animals Permit. Since 5 household pets are requested, the Additional Animals Permit is required. The pets would be contained within the home and garage.

An inspection was conducted by the Animal Control Officer, on August 14, 2011. The premises were determined to be appropriate for the number of animals being requested. Adequate ventilation, food storage, and waste removal is provided for. No issues were observed with regard to animal temperament.

Therefore, staff recommends approval of the Patrick Additional Animals Permit

DECISION CRITERIA (RMC 4-9-100G):

The Development Services Director shall review requests for Additional Animals Permits for compatibility of the proposal with the surrounding neighborhood. In order to determine that the site and facility will be adequate and to ensure the humane and appropriate care of the animals, the Development Services Director may require that the property be inspected by an Animal Control Officer. Factors to be considered in determining compatibility and adequacy are:

Yes No N/A

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Will the keeping of additional animals have an adverse effect on abutting or adjacent properties or cause a detriment to the community? (see Decision Criteria Comments for more discussion) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is there a past history of animal control complaints regarding animals kept by the applicant? (see Decision Criteria Comments for more discussion) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Do adequate and appropriate facility and rear yard specifications/dimensions exist that ensure the health and safety of the animals? (see Decision Criteria Comments for more discussion) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Are the animal's size, type, and characteristics of breed compatible with the adequacy of the site and facilities? (see Decision Criteria Comments for more discussion) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Is animal waste product managed in a safe, clean, and odor-free manner? (see Decision Criteria Comments for explanation or more discussion) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Is the request for additional animals compatible with the zoning classification of the premises on which the keeping of additional animals is to occur? (see Decision Criteria Comments for more discussion) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. a. <u>Keeping of additional large lot animals requirements.</u> If the application is for keeping of additional large lot animals, does the applicant provide a copy of an adopted farm management plan based on the King County Conservation District's Farm Conservation and Practice Standards? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | b. Is there adequate pasturage to support a greater number of animals? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. If the application is for an animal foster care provider, has the applicant kept paperwork for all foster animals which states that the animals are foster animals from a sponsoring organization? (Such paperwork shall be provided upon request to City officials.) |

Yes No N/A

GENERAL STANDARDS FOR KEEPING ANIMALS (RMC 4-4-010G):

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is the shelter location located a minimum of ten (10) feet from any property line and in the rear yard? (Note: unless, Planning Division determines that a side yard would be a better location) (see Decision Criteria Comments for explanation) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. a. Are dog-runs, open-run areas, and permanent/temporary kennel structures surrounded by a fence of adequate height, located a minimum of ten (10) feet from any property line and in the rear yard? (Note: unless, Planning Division determines that a side yard would be a better location.) (see Decision Criteria Comments for more discussion) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. Is the subject lot larger than one gross acre in size? If so, then dog-runs, open-run areas, and permanent/temporary kennel structures surrounded by a fence of adequate height, may be located closer than ten (10) feet from any property line and if the dog-run, open run areas, and kennel structure is no closer than one hundred (100) feet to any dwelling unit and the location is approved by the Planning Division. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 11. Are all animals kept in such a manner so as not to create any objectionable noise, odor, annoyance, or become a public nuisance? (see Decision Criteria Comments for more discussion) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 12. Are animal and food wastes properly removed to keep the kennel free from the infestation of insects, rodents, or diseases, and from obnoxious or foul odors? |

DECISION CRITERIA COMMENTS: *[the bullet number below corresponds to the Decision Criteria number above]*

1. No comment letters were received concerning the impact of the animals on the neighborhood.
2. The Animal Control officer did not note any complaints.
3. The animals are kept indoors in the home and garage.
4. The dogs and cats are classified as household pets. The Animal Control Inspection reports that the animals are well taken care of and approved the inspection.
5. The Animal Control Report states that there are adequate provisions made for the removal of animal waste and food waste.


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6. The subject property is located within the Residential-8 (R-8) zoning designation. This is a single family zoning designation. Many residents have household pets.
9. The Animal Control Inspection report approves the condition in which the animals are kept.
10. The animals are kept indoors in the home and garage.
11. The animals are kept indoors in the home and garage.
12. The Animal Control Inspection report approves the condition in which the animals are kept.

CONCLUSION: Staff recommends approval of the Additional Animals Permit to allow for the keeping of 3 English Bulldogs and 2 Feral (fixed) cats.

DECISION: The Patrick Additional Animals Permit is **approved**.


Robert MacOnie For
C.E. "Chip" Vincent, Director
Planning Division

8/24/2011
Date

APPEALS: Appeals of permit issuance must be filed with the City of Renton Hearing Examiner by 5:00 p.m. on September 6, 2011. Appeals must be filed in writing, together with the required fee to the City of Renton Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. City of Renton Municipal Code Section 4-8-110 governs appeals to the Hearing Examiner. Additional information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

EXPIRATION: The Additional Animals Permit is valid for one year and the annual fee for renewal is \$50.00. The Additional Animals Permit shall be annually reviewed and valid as long as the operator is in compliance with the City requirements and has not had the Additional Animals Permit and/or related home occupation license revoked or renewal refused. In addition, all animals that are required to be licensed shall be individually licensed according to the regulations found in chapter 5-4 RMC, Animal Licenses. Failure to renew animal licenses as required in chapter 5-4 RMC shall trigger review and/or revocation of the Additional Animals Permit.

D5 - 04 T23N R5E E 1/2

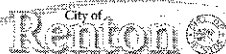
E5 - 09 T23N R5E W 1/2

E6 - 10 T23N R5E W 1/2

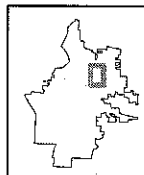


ZONING MAP BOOK
PW TECHNICAL SERVICES
PRINTED ON 11/13/09

This document is a graphic representation, not
guaranteed to survey accuracy, and is based on
the best information available as of the date shown.
This map is intended for City display purposes only.



F5 - 16 T23N R5E E 1/2



0 200 400
Feet
1:4,800

E5

09 T23N R5E E 1/2